

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



73, Norstead Crescent, Rotherham, S66 2SH

Guide Price £230,000

**73 Norstead Crescent, Bramley,
Rotherham, S66 2SH**

Description
Guide Price £230,000 to £240,000.

Located in a highly regarded area on the Bramley Grange estate, conveniently placed for local amenities and excellent transport links, this attractive two-bedroom extended detached bungalow offers far more space than first meets the eye and is presented to a very good standard throughout.

The accommodation is both practical and inviting, featuring a bright front-facing lounge, a contemporary kitchen diner providing an ideal hub for the home and two well-proportioned bedrooms, each benefiting from fitted wardrobes. A modern shower room completes the internal layout.

Outside, the property enjoys a low-maintenance pebble frontage and a long driveway providing ample off-street parking, leading to a single detached garage positioned to the rear. The rear garden is a real highlight, offering a generous paved patio area ideal for entertaining, alongside a well-kept lawn for relaxing or gardening.

Additional benefits include gas central heating and double glazing, ensuring comfort all year round.

This delightful bungalow represents a rare opportunity in a sought-after location and early viewing is highly recommended to truly appreciate the space and presentation on offer.

- TWO BEDROOM DETACHED BUNGALOW
- SITUATED ON THE EVER POPULAR BRAMLEY GRANGE ESTATE
- DECEPTIVELY SPACIOUS AND WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- LEASEHOLD / TAX BAND C
- EARLY VIEWING IS HIGHLY RECOMMENDED

